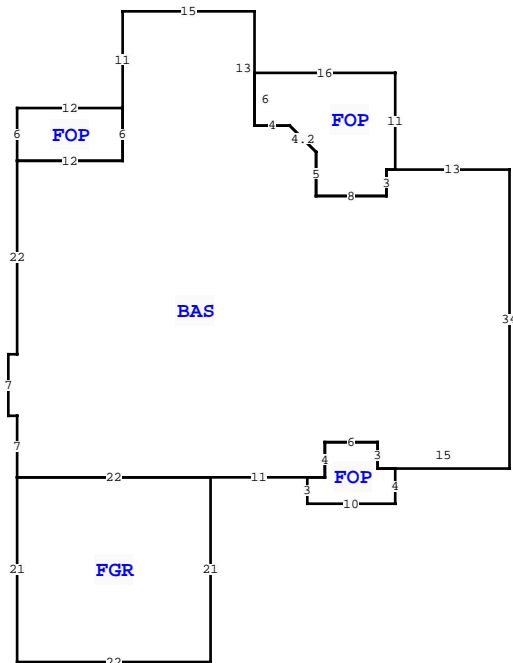


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2015		Heated Area: 2217					HX Base Yr 2015			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100		2,217	253,239
FGR	462	55		254	29,013
FOP	56	30		17	1,942
FOP	72	30		22	2,513
FOP	170	30		51	5,826
TOTALS	2,977			2,561	292,533

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	1,746.00	UT	2.50	2.50	100	2006	2006	3	100	4,365	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF													
176 SW WILSHIRE DR, LAKE CITY													
6,365													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,533
TOTAL MARKET OB/XF VALUE		6,365
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		333,898
SOH/AGL Deduction		113,152
ASSESSED VALUE		220,746
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,335
TOTAL JUST VALUE		333,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23760	SFR	643	10/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/2578	10/30/2014	WD Q	Q	I	01	201,500
GRANTOR: IVANIA DEL POZO & LEO						
GRANTEE: JENNIFER C & TODD L						
1082/2698	5/04/2006	WD Q	Q	I		269,900
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: IVANIA DEL POZO & L						

BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS= W13 FOP= N11 W16 S6 E4 D3 R3 S5 E8 N3 E1\$ W1 S3 W8 N5
 L3 U3 W4 N13 W15 S11 FOP= W12 S6 E12 N6\$ S6 W12 S22 W1 S7 E1
 S7 FGR= S21 E22 N21 W22\$ E22 E11 FOP= S3 E10 N4 W2 N3 W6 S4
 W2\$ E2 N4 E6 S3 E15 N34\$.